

OPEN MEETING AGENDA ITEM

ORIGINAL

Arizona Cooperative Commission

Jennifer Barra

E-04204A-09-0200

DOCKETED

From:

Sent: JAN 11 2011

To:

Tim Sampson [ti-sampson@hotmail.com]

Monday, January 10, 2011 2:33 PM

Newman-Web



0000121927

DOCKETED BY

Mr. Newman,

2011 JAN 11 P 4: 40

AZ CORP COMMISSION

I am writing to express my concerns over the free 400 ft line extension for Unisource. I don't think the issue is as simple as helping out the developers and realtors by just putting things back the way they were before the 400 ft rule was recinded. A lot more is impacted by this decision than what may appear.

My overriding concern is the sprawl in Mohave County and what it ends up costing everyone. For years developers and realtors raked in money selling off 40 acre parcels of what in most cases used to be ranch land. Then the buyers would split those parcels as many times as they could taking profit every time. To lend legitimacy to thier endeavors dirt roads would be cut across the desert and sometimes street signs put up. Then a few pioneering souls would actually move into the middle of nowhere; and thats about all that ever happens. I haven't seen a single one of these projects turn into the wonderul development it was going to be - they just end up as sprawling and unsightly sores in the desert .

I'm not against a pioneering spirit, and I'm not an enviromental nut. If someone wants to live in the middle of nowhere I'd let them. If a developer want's to build a subdivision in the middle of nowhere, fine too. But, in each case I want them to bear the burden of their own decision. If they want a dirt road they should cut it in and maintain it themselves. If they want electricity they can pay to run it. Residents of this County that live in the City shouldn't be subsidizing land speculators. Whether developer or just some fella that wants to split 40 acres, they are both in it to make a profit. If they are so sure they can draw people to buy thier land let them put thier own money on the line, not mine. If they think access to power would make thier land more sellable or increase thier profit potential, then they can pay to run power out there. It's thier venture, not mine. And if the eventual home owner can't afford to have electicity run to the middle of nowhere they should of thought of that before they decided to live like a pioneer. What this means is only more wealthy people can afford to build in the boondocks. Thats a good thing because the more they invest the more likely they will take care of the property and the surrouding desert.

However, this doesn't need to be a burden for people who are already out there. If a resident is already there and wants to extend power on his own property, I think giving him some free line is fine. Allowing people to tap onto an esisting line should cost them an equal share of whatever the line originally cost, and they can pay to get it from the pole thier house themselves. Again, if more investment is required it reduces sprawl and the homeowner is more likely to take care of what they have.

A decision that encourages sprawling development is bad for everyone except developers and realtors. Every County resident ends up paying more taxes to maintain rarely used dirt roads, to hire enough Sheriff deputies to serve these remote areas, to clean up wildcat dumps that sprawl tends to bring, to run school busses, fire trucks, and ambulances all the way out there, and to eventually haul away abandoned mobil homes and clean up the junkyards left behind. This type of development tends to creates lasting tax burdens on people who didn't decide to live out there. I'd venture a guess that this type of development also costs the County more than they get in property tax on those parcels. The sprawl in this County is a constant drain on the taxpayers' resources, which hurts all economic development.

I'm sure you are getting pressure from local developers and realtors, maybe the County Assessor is telling how low the property values are falling too. Hopefully you understand that the leaders in Kingman, Havasu, and Bullhead are mostly developers and realtors. Like most small towns, those with the money run the government. They want economic growth and thats good but the problem is the only thing they know how to do is sell land and build homes. Construction jobs don't pay that well and they don't last. They don't understand that to create a robust economy in our area they need to provide long lasting good paying jobs for residents that already live here. The wages in this County are low and even when things were good our area residents were begging for good jobs. Our leaders just wan't to have you make it easier for them to do the only thing they know to do, build homes and sell land. Please don't give in to thier pressure. Make them come up with innovative ways to spur thier local economies.

Maybe you have heard that the Aquifers in the Kingman area are being depleted. The last thing we need right now is more residents. Our area only has so much water. To build a thriving economy I think a bigger portion of our water

should go to industrial development, not residential development. Industrial development brings permanent and better paying jobs than residential does. This is what our area needs, not more sprawling land development.

Making it easy for people to get cheap land and cheap power only draws more people to an area that can not offer good jobs; thus increasing the tax burden more as many of these people will end up on public assistance programs or turn to crime and drugs abuse.

I'm not trying to say that 400 ft of free power line causes all these issues, but it does help perpetuate them. I encourage you to do the right thing in making speculators bear the burden of thier ventures. I plead with you to resist the pleas of the developers and realtors who want to see sprawling development. It profits them but hurts everyone else.

Thank you for taking time to consider my comments.

Tim Sampson
Kingman Resident